

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/285 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,337,500

Property Type Townhouse

Suburb Glen Iris

Period - From 30/01/2023

to 29/01/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/56 Osborne Av GLEN IRIS 3146	\$1,300,000	10/12/2023
2	5/285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	23/01/2024
3	1/1781 Malvern Rd GLEN IRIS 3146	\$1,230,000	23/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/01/2024 16:24



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



5/56 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 10/12/2023

Property Type: Townhouse (Single)



5/285 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 23/01/2024

Property Type: Townhouse (Single)



1/1781 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 23/10/2023

Property Type: Townhouse (Single)

Land Size: 282 sqm approx